

Introduced by:

Resolution Date:

RESOLUTION NO. 2004-____

**(Authorizing execution of Memorandum of Understanding between
the City of Takoma Park and Urciolo Properties, LLC
for the Old Town Parking Garage Project - Phase 1)**

WHEREAS, Urciolo Properties, LLC is the owner in fee simple of that certain real property with improvements known as the Takoma Metro Shopping Center, described as Lots 49, Part of 50, and 51, Block A, “Gilbert and Wood” subdivision, located on Laurel and Eastern Avenues, in the City of Takoma Park, Maryland; and

WHEREAS, Urciolo Properties, LLC desires to construct a new commercial building fronting on Laurel Avenue and an approximately 11,000 square foot multi-level parking structure (the “Old Town Parking Garage”) located on Eastern Avenue (the “lower lot”) and to expand and reconfigure the existing Takoma Metro Shopping Center surface parking lot (the “upper lot”); and

WHEREAS, there is a need for additional parking to serve Old Town Takoma Park businesses and to facilitate the economic development and marketing of the Old Town Takoma Park business area; and

WHEREAS, upon completion, the Old Town Parking Garage will be available for use by the public with parking spaces available on both a short-term and long-term basis; and

WHEREAS, the City desires to explore the joint development of the Old Town Parking Garage with Urciolo and has applied for and received Community Legacy Program funds from the State of Maryland, Department of Housing and Community Development to plan the Old Town Parking Garage project; and

WHEREAS, the City and Urciolo Properties, LLC desire to enter into a Memorandum of Understanding setting forth their agreements pertaining to community outreach, design, and engineering services for the first phase of development of the Old Town Parking Garage project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT the City Manager is hereby authorized to execute a Memorandum of Understanding with Urciolo Properties, LLC for the development of the first phase of the Old Town Parking Garage project.

THIS RESOLUTION IS ADOPTED THIS ____ DAY OF _____, 2004.

ATTEST: _____
Catherine E. Waters, CMC/AAE
City Clerk